

68-18

3002

WARRANTY DEED
Statutory Short FormNO TRANSFER
TAX PAID

We, Joseph A. Theriault and Marie C. Theriault of Waterville, Kennebec County, State of Maine, for consideration paid, grant to Jeffrey J. Theriault and Vickie A. Theriault of Fairfield, Somerset County, State of Maine, and whose mailing address is 198 Norridgewock Road, Fairfield, Maine 04937, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

012275

PARCEL ONE:

A CERTAIN lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, being numbered Lot Twenty (20) on plan of Pillsbury Plat made by John H. Burleigh, C.E. dated May, 1921, and filed in the Kennebec County Registry of Deeds on August 19, 1921 in Plan File 8, Pages 84 and 85, to which reference may be had for a fuller description.

SAID premises are conveyed subject to the following restrictions, which terminate on the first day of January, A.D. 1941, imposed thereon for the benefit of the remaining land of Belmont Realty Company, and of any premises heretofore conveyed by said Belmont Realty Company, and which restrictions shall be binding upon the said grantee, his heirs and assigns, viz: - First: That all buildings erected or placed thereon shall be placed and set back not less than ten (10) feet from the street line, provided, that steps, windows, porticoes and other projections appurtenant thereto may be within said distance; Second: That no dwelling costing less than Two Thousand (\$2,000.00) Dollars for a one family house, or Three Thousand (\$3,000.00) Dollars for a two family house, shall be built upon said land.

BEING all and the same premises acquired by Joseph A. Theriault and Marie C. Theriault by Warranty Deed from Shirley Marshall, f/k/a Shirley Ellis dated October 9, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3992, Page 11.

PARCEL TWO:

A CERTAIN lot or parcel of land situated in Waterville, County of Kennebec and State of Maine and being more particularly described and bounded as follows, to wit:

BEGINNING at a point on the southerly line of Wolf Street one hundred and fifty feet (150') westerly of the westerly line of Pillsbury Street; thence southerly one hundred feet (100'); thence westerly fifty feet (50'); thence northerly one hundred feet (100') to the westerly line of Wolf Street; thence easterly fifty feet (50') to the point of beginning.

MEANING and intending to convey Lot #14, Plan #82 of the Property Maps of the City of Waterville recorded in Kennebec County Registry of Deeds. Also meaning and intending to convey Lot #22 on Plan of Pillsbury Plat, made by J.H. Burleigh, C.E. dated May, 1921 and filed in the Kennebec County Registry of Deeds on August 19, 1921.

BEING all and the same premises acquired by Joseph A. Theriault by Quitclaim Deed from City of Waterville dated June 7, 1963 and recorded in the Kennebec County Registry of Deeds in Book 4282, Page 327.

PARCEL THREE:

A CERTAIN lot or parcel of land with the buildings thereon in said Waterville and being Lot Number Twenty-Four (24) on Plan of Pillsbury Plat made by John H. Burleigh, C.E. dated May, 1921 and filed in the Kennebec County Registry of Deeds, August 19, 1921, to which reference is made for a fuller description of said premises.

BEING a portion of the premises acquired by Joseph A. Theriault and Marie C. Theriault by Warranty Deed from William L. Paddack and Barbara J. Paddack dated January 3, 1958 and recorded in the Kennebec County Registry of Deeds in Book 1102, Page 42.

WITNESS our hands and seals this 20 day of May, 1993.

Signed, Sealed and Delivered
in the presence of:

Paula Caughey
Paula Caughey

Joseph A. Theriault
Joseph A. Theriault
Marie C. Theriault
Marie C. Theriault

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: May 20, 1993

Then personally appeared the above named Joseph A. Theriault and Marie C. Theriault and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Paula Caughey
Notary Public
Print Name _____



PAULA FLETCHER CAUGHEY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 27, 1997

RECEIVED KENNEBEC SS.

1993 MAY 26 AM 9:00

ATTEST: James B. Moore
REGISTER OF DEEDS